



## 49 KIKI'S RIVER ROAD, BLUE RIDGE, GA 30513, USA

<https://mtsunriserealty.com>

New modern-built home on 2.11 acres with 4 bedrooms, 3 bathrooms, completed basement, and outdoor entertainment areas. Located in The Bend-- a new gated community on the Toccoa River that allows short-term rentals. Thirteen lots, ranging in size from 1.3 to 2.7 acres with amazing river and mountain views, not in...

49 Kiki's River Road, Blue Ridge, GA 30513, USA

- 4 beds
- 3 baths
- Residential
- Residential
- Pending



BASIC FACTS

Property ID: 190409

Date added: 04/29/23

Status: Pending

Bathrooms: 3

Area: 2800 sq ft

Acres: 2.01

MLS #: 324353

Type: Residential

Bedrooms: 4

Full Baths: 3

Lot size: 87555.6 sq ft

Year built: 2023

PROPERTY DETAILS

Days on Market: 63

New Construction: Yes

Frontage: Road

Subdivision Name: The Bend

Architectural Style: Cabin, Contemporary

Levels: Two

PROPERTY FEATURES

Laundry: Laundry Room, Main Level, In Basement, See Remarks

Basement: Finished, Full

Cooling: Yes

Heating: Yes

Fireplace: Yes

Garage: No

Sewer: Septic Tank

Waterfront: Yes

Exterior Features: Fire Pit

Electric Available: No

Cooling: Central Air, Heat Pump

Heating: Central, Heat Pump, Electric, Fireplace Wood, Gas Logs, Vented Fireplace

Carport: No

Pool: No

View: Year Round, River

Water Source: Community, Private Utilities



**Utilities Available:** Cable Available

**LOCATION DETAILS**

**Street Number:** 104

**County:** Fannin

**Postcode:** 30513

**City:** Blue Ridge

**State:** GA

**County/Parish:** Fannin

